

TO LET



Waverley House, Foxgrove Avenue, BR3

£1,600.00 PCM

 **1**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A spacious and beautifully presented one-bedroom top floor apartment, ideally situated on the quiet residential Foxgrove Avenue in Beckenham, BR3. The property offers a generous entrance hall with a large storage cupboard housing both a washing machine and tumble dryer, a bright and spacious open-plan living area with a fully integrated modern kitchen, a contemporary bathroom with a separate shower, and a large double bedroom.

Additional benefits include double glazing throughout and an air conditioning unit in the bedroom for added comfort.

Foxgrove Avenue is a peaceful residential road conveniently located close to a wide range of local amenities. Beckenham High Street is just a short distance away, offering an excellent selection of shops, restaurants, bars, a cinema, leisure facilities, and beautiful open parkland. Beckenham Junction Station is also within easy reach, providing excellent transport links into Central London.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

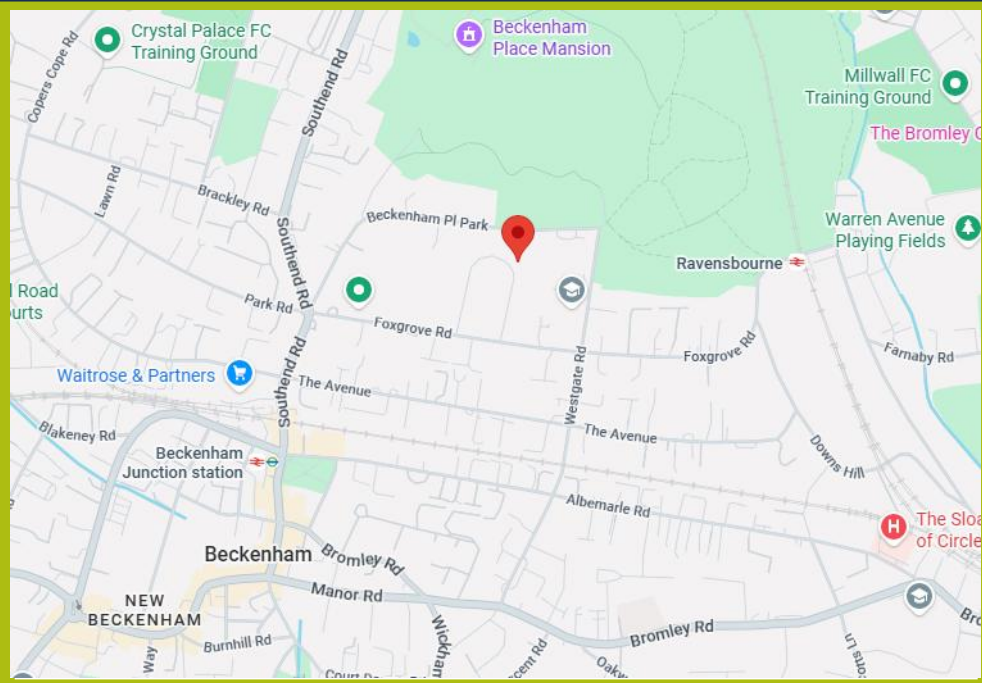
Date Available – 07/08/2026

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – C

Local Authority – Bromley Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

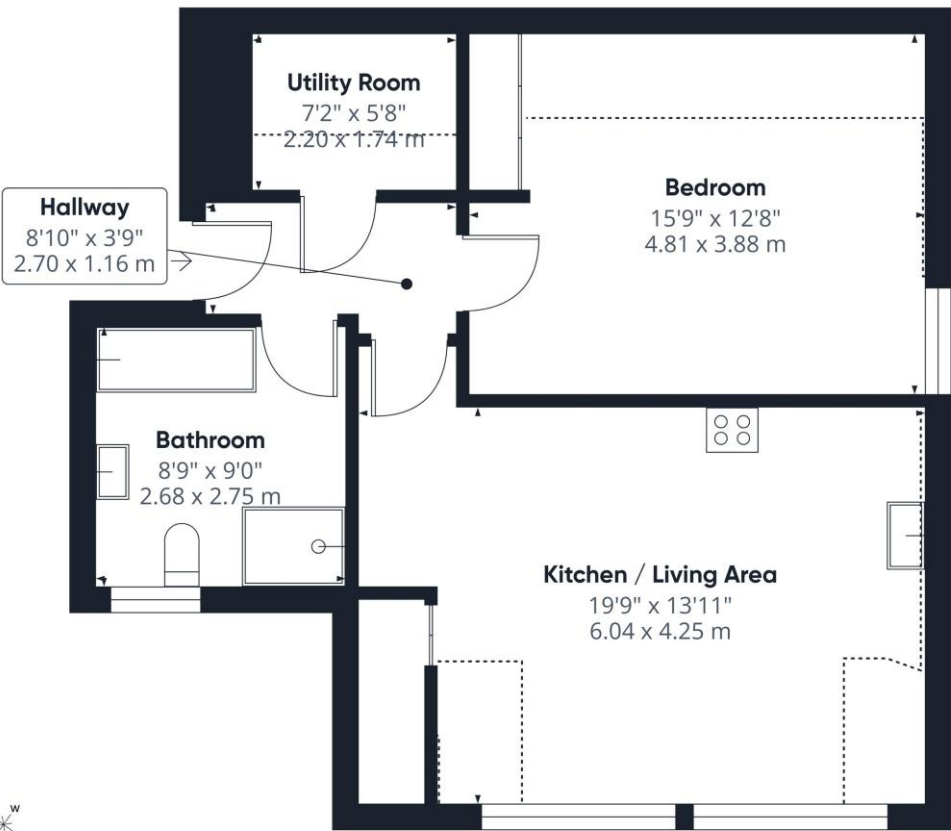


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



samuel estates
YOUR PROPERTY • OUR BUSINESS

Approximate total area⁽¹⁾
646 ft²
60 m²

Reduced headroom
103 ft²
9.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



samuelestates.com